



**Dalbeg Close  
Wolverhampton  
West Midlands  
WV8 1YP**

**Offers in Excess of £89,000**

**bettermove**

# Dalbeg Close Wolverhampton

Bettermove are pleased to welcome to the market this charming two bedroom first floor maisonette in Pendeford, available with no forward chain.

The property is tenanted and will be sold with tenants in situ - rental yields can be obtained through Bettermove. This is a leasehold property with 108 years remaining on the lease; the ground rent is £10 per year and the service charge is £213 per year.

The interior of this well-presented property comprises a spacious living room, separate fitted kitchen, two bedrooms and family bathroom. The property has its own entrance with a storage cupboard on the ground floor.

Located in the popular area of Pendeford, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A41, A449, M54, Bilbrook and Wolverhampton rail stations.

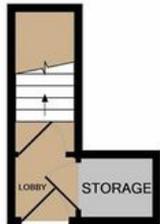
This exciting investment opportunity is not to be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

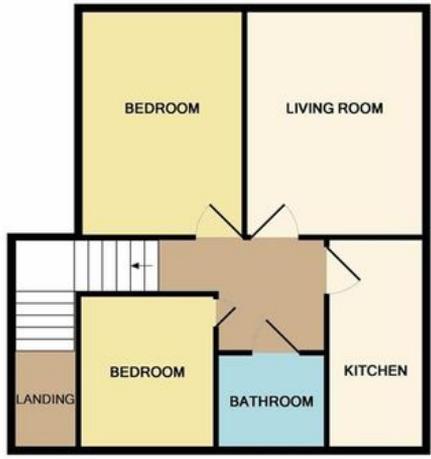
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





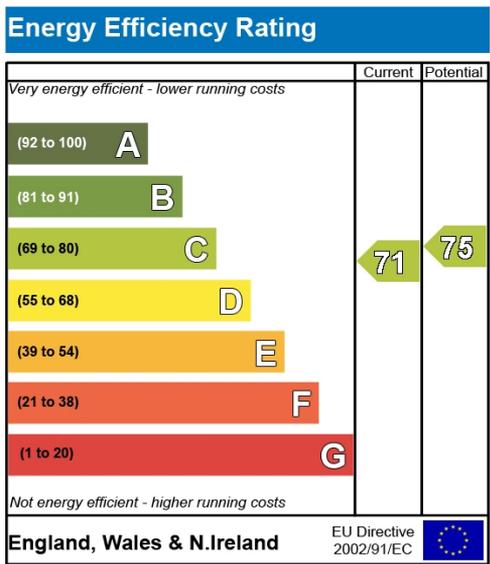
GROUND FLOOR  
APPROX. FLOOR  
AREA 88 SQ.FT.  
(8.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 583 SQ.FT.  
(54.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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